

712 South Bloodworth Street, Raleigh, NC 27601



Brief Description:

This single-story house was built in 1930. The project is owned by the City of Raleigh and we are planning on doing an addition on the rear and making a completely different floor plan. The house is historic so historic guidelines must be followed. The total square footage of the proposed home is 1,400 sf.

Major renovations include:

- Foundation
- MPE
- Windows
- Siding
- Framing
- Roof

**CITY OF RALEIGH
HOUSING REHAB PROGRAM
BID FORM**

PROPERTY ADDRESS: 712 South Bloodworth Street, Raleigh, NC 27601

Pre-bid Walk through Date: Wednesday, October 11, 2017 @ 11:00 am.

Sealed bid is due in the Community Development Office, 310 West Martin St., Room #101, before 4:00 pm on Wednesday, October 18, 2017.

1. I, the undersigned have inspected the above listed property/properties and have familiarized myself with the plans and specifications dated September 15, 2017, given to me as bid documents for this project, and understand the character and extent of the work as described.

2. I have seen a copy of the standard Terms and Conditions Statement (which will constitute the first part of my construction contract) and understand the City of Raleigh construction standards and my other contractual responsibilities.

3. I propose to furnish all labor, materials, equipment, permits and bonds (if required) necessary to perform the work according to prevailing professional standards for the lump sum of:

Base Bid (excluding all alternates): \$ _____.

Total for Abatement Items \$ _____.

Total of all alternates \$ _____.

GRAND TOTAL= \$ _____.

4. If I am offered a contract for this project, I am available to begin work on _____, and I believe I can complete the project in _____ weeks.

5. I propose to use the following subcontractors on this project:

Electrician: _____ License #: _____

Plumber: _____ License #: _____

Mechanical: _____ License #: _____

6. This bid will be good for 60 days. If a contract is not executed before that time expires, I may decline the contract or propose a renegotiation of the contract price.

7. I testify that I have not colluded with any other person or firm with regard to the submission of this bid:

General Contractor Company Name: _____ Tel#: _____

Principal in Charge: _____ Date: _____

Witness: _____ Date: _____

Fax#: _____ E-mail Address: _____

INSTRUCTIONS TO BIDDERS

INVITATION TO BID AND BID SUBMITTAL:

You are invited to submit a bid for the rehabilitation of the above-listed property/properties.

ALL WORK INDICATED on any documents attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

The attached BID FORM must be used to submit a bid on this project. Any changes to these forms, missing information, or any other irregularities in the bid package, may be cause for rejection of the bid and disqualification of the bidding contractor.

Drawings and specifications are attached for your review. You must indicate a price for every line item in the specifications, attach them to this Bid Form, sign the Instructions to Bidders, and submit this entire package as your bid.

SEALED BIDS are due in the Community Development Department office - Room 101 at 310 West Martin Street - on or before the time indicated on the BID FORM. Envelopes must be clearly marked with the project address, the name of bidding contractor, date and time of bid opening.

MINIMUM CRITERIA FOR BIDDING CONTRACTORS:

When the total value of the base bid (excluding any alternates) exceeds \$30,000 the bidding contractor shall submit evidence of proper State General Contractor's License.

Bidding contractors must be able to anticipate their availability to begin work on this project within 60 days. Contractors who are not available to start within that time are asked not to submit bids.

Contractors must have a CONTRACTOR'S APPLICATION on file or worked for the City of Raleigh's Community Development Department before BIDDING. If the low bidding contractor has not worked for the City of Raleigh Community Development Department before or has not submitted a complete CONTRACTOR'S APPLICATION form prior to BIDDING that bid will be rejected. Contractors who do not meet the basic criteria set by the C.D. Department will not be offered contracts for work, even if they present the lowest bid.

Any of the followings may be causes for action against a contractor under this program:

- Failure to submit bids in good faith
- Making any promises or deals to the client while in the bid process
- Any act of deceit, fraud or willful misrepresentation
- Failure to comply with the agreed contract schedule
- Poor quality work
- Working under the influence of alcohol or drugs or allowing others to do so
- Failure to manage the site properly, including failure to pay subcontractors on time
- Price gouging
- Neglecting to attend to warranty work in a timely manner

We wish to highlight the fact that the funding for this program is provided by a federal agency and that discrimination against any employee, subcontractor, applicant for employment or any other party involved in the contract, for reasons of race, religion, sex, sexual preference, age, handicap or national origin is strictly prohibited.

It is the goal of the funding agency that contractors and subcontractors will be drawn as much as possible from the neighborhoods in which the work is being done.

ABOUT THE CONSTRUCTION DOCUMENTS:

Specifications are written as a performance specs. For the sake of brevity, detailed installation instructions are not spelled out. Plans are diagrammatic and not intended to indicate all details. The general contractor is responsible for executing the work in conformity with the highest professional standards for all trades.

All work indicated on any document attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

The project property is made available at a pre-bid walk-through meeting so that the contractor may inspect all existing conditions affected by the proposed work. Contractors are encouraged to ask questions of the Community Development Rehab Specialist at that time to be sure they understand the precise extent of the work called for.

All bids must use a copy of the specifications distributed by the C.D. Rehab Specialist at the time of the pre-bid walk-through.

GENERAL CONSTRUCTION STANDARDS:

For the sake of brevity, many of the customary stipulations as to the quality of work are omitted here. It should be understood that the City of Raleigh looks for a high standard of professional performance and that work not measuring up to this standard will be rejected.

All work governed by a code shall be in compliance. It is the contractor's responsibility to see that all subcontractors who require licenses have them, that permits are applied for when that is required by City codes, that applications for permits are complete and correct, and that all inspections are passed in a timely manner.

Contractors are to furnish the homeowner with the manufacturer's or supplier's written operating manuals, and/or written warranty statements wherever applicable. And the general contractor must provide an ONE YEAR WARRANTY on all work under the contract and a THREE YEAR WARRANTY on any roof-related work.

No hazardous or toxic materials may be used on this project. No lead-based paint may be used.

All new finishes shall match, as closely as possible, original or adjacent finishes. This is especially important in a property in a designated historic district. If this site is in a historic district, the specifications will clearly say so.

All dirt and debris created by this project must be removed by the contractor on a regular basis and the site must be kept broom clean at all times.

When adjacent property might be affected by project work, the contractor is responsible for protecting the neighbor's property.

Contractors must provide homeowners with a reasonable assortment of finish samples from which they may select their colors or styles of finishes. The contractor shall keep a record of such selections for the project file.

Any damage to surfaces adjacent to work areas shall be corrected by the contractor before the work is deemed to be complete.

ABOUT DOING THE WORK AND GETTING PAID:

All work indicated on any document attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

Any change to the scope of work, the price of work, or the schedule is only valid after the execution of a CHANGE ORDER. Change orders must be signed by the contractor, the property owner and the Community Development Rehab Coordinator before they are fully executed. The contractor assumes all the risk if he/she does work without authorization.

Work may NOT begin until the contractor executes a contract with the property owner and receives a written PROCEED NOTICE. After that, work must begin in earnest either on the stipulated start date or within 10 days of the Proceed Notice date if no other date is stipulated.

There is a penalty for missing the completion date, and interim payments are tied to interim percentage completion targets. (See Terms and Conditions Statement)

Payments are generally issued as single- party checks to the contractor. They are generally available about 30 business days after a draw value is established and approved.

INSURANCE AND WARRANTY FUND REQUIREMENTS:

Contractor agrees to purchase at its own expense insurance coverage to satisfy the following minimum requirements. A certificate reflecting the following minimum coverage shall accompany this Contract:

Workers' Compensation Insurance - Limits of no less than \$1,000,000 each accident, each employee and policy limit. Waivers of Indemnity are not recognized by the North Carolina Department of Insurance and will not be accepted by the City of Raleigh.

Commercial General Liability - Combined single limits of no less than \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance shall include Comprehensive Broad Form Coverage including contractual liability. 'City of Raleigh is named additional insured as their interests may appear' must be endorsed onto the policy and listed on the Certificate of Insurance.

Commercial Automobile Liability - Limits of no less than \$1,000,000 Combined Single Limit. Evidence of commercial automobile coverage is only necessary if vehicles are used in the provision of services under this Agreement and/or are brought to a City of Raleigh site. 'City of Raleigh is named additional insured as their interests may appear' must be endorsed onto the policy and listed on the Certificate of Insurance.

All insurance companies must be licensed in North Carolina and be acceptable to the City of Raleigh's Risk Manager. The contractor shall be required to provide the City no less than thirty (30) days notice of cancellation, or any material change, to any insurance coverage required by this Contract.

SELECTING THE WINNING BIDDER:

In making a final selection for the award of the general construction contract, consideration will be given to the proposed subcontractors, their past work, general qualifications, financial stability, etc. Subcontractors are bound by the terms and conditions of the general contractor's contract insofar as it applies to any work in their trade.

The City reserves the right to reject any and all bids or to waive any formalities in the bid process.

I understand and agree to comply with the entire bid instructions listed above:

Bidder's Company Name

Owner's Signature

Date

NOTE: The City of Raleigh standard TERMS AND CONDITIONS STATEMENT is available for your review. If you wish to see this document, contact John Duncan, the Rehab Specialist at 919-616-2646.

CITY OF RALEIGH
COMMUNITY DEVELOPMENT DEPARTMENT
REHABILITATION WORK WRITE-UP

OWNER: City of Raleigh (Mathew Boone)
ADDRESS: 712 South Bloodworth Street, Raleigh, NC 27601
TELEPHONE NO.: HOME: (919) 996-4330
WORK:
INSPECTED BY: John Duncan
DATE OF INSPECTION: May 11, 2017
USE SPECIFICATIONS DATED: September 15, 2017

GENERAL

For the sake of brevity, descriptions of work in this write-up are outlined in nature. It shall be assumed by all parties that work described in this write-up will be finished completely in every respect and ready for use by Owner. ALL WORK SHALL CONFORM TO RECOGNIZED STANDARDS OF QUALITY AND WORKMANSHIP AND MATERIALS USED SHALL BE NEW AND APPROPRIATE FOR THE USE INTENDED. ALL WORK SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

The Contractor is to keep the job clean always. The Contractor is to store trash and debris in a location acceptable to the Owner and is to haul off this trash at least once a week. Upon completion, the Contractor shall clean all new plumbing fixtures and rod-out plumbing lines. The Contractor shall leave the job in a clean condition. Where the windows have been painted by the Contractor, the glass shall be cleaned of all paint, including paint that was present before the Contractor's work began.

Contractors are reminded to make sure that all color and material choices that involve the Owner are documented. This is to protect all parties and to avoid confusion.

Where shown in this write-up the contractor is required to make allowances for either labor, material or both. SHOULD THE OWNER CHOOSE AN ITEM WITH A HIGHER COST THAN THE CONTRACTOR'S COST ALLOWANCES, THE ADDITIONAL COSTS WILL BE BORNE BY THE OWNER AND NOT BY THE CONTRACTOR OR THE COMMUNITY DEVELOPMENT DEPARTMENT.

Refer to the attached drawings

Owner's Signature

Date

SPECIFICATIONS DATED: September 15, 2017

General Notes:

1. All painting must be of the highest quality. The surfaces must be prepared and inspected before painting.
2. The primer and top coats must be the same tint.
3. Paint and Primer shall be the following or approved equal:
 1. Sherwin Williams "Super Paint", "Resilience", "Duration" or "Emerald".
4. Contractor shall provide a porta-potty during the construction process for contractor's and resident use. Maintenance of the porta-potty is the responsibility of the contractor.

COST 100. SITEWORK AND DEMOLITION

\$_____ 104. Remove all work required to obtain the final building and site layout. Items remove shall include but not limited to:

1. The entire front porch, porch foundation and steps.
2. All interior walls.
3. All exterior and interior doors.
4. All windows.
5. Remove all the existing siding and trim boards from the building.
6. The outbuilding at the rear of the lot.

_____ 105. Prepare the entire yard (front, sides and rear) and do the following:

1. Till all areas to be seeded to a 4" depth and remove all rocks and debris.
2. Remove all trees including their stumps and brushes within five (5) feet from the foundation walls.
3. Import topsoil where needed to fill in low spots and create an even grade with positive surface drainage away from the building.
4. Apply lime to top 1" of soil at a rate of 100 lbs per 1000 sq. ft.
5. Fertilize with (N,K,P) 5:10:10 by weight and apply at the rate of 30 lbs. per 1000 sq. ft.
6. Plant grass in all areas not scheduled for other plants.
7. Till planting beds to a depth of 4" and amend soil in accordance with best nursery standards.
8. Install new plant beds on left side of the front entrance. The plant beds shall have timber boards and have 4" of pine-bark mulch.
9. Plant four (4) healthy 5-gallon evergreen shrubs. (hollies, Otto Luyken Laurel, Nandina, Hawthorn, Photina or equivalent).
10. At each side of the buildings, plant one medium American Holly evergreen shrubs for the outside corner. Total of two plants to be planted at the outside corners.

Note: Contractor shall be responsible for watering and caring for all plants until the final sign-off. All trees and shrubs shall be warranted for one year from final sign-off.

110. Install a 4" thick 3000 psi new concrete walkway from the front steps to the street sidewalk. Install another sidewalk from the new driveway to the front steps. Width of new walks shall be 4'0" and fan to the width of the new steps. Include installing 4" of gravel base on firm structural soil.

130. At the left side of the building, install a new concrete driveway from the street. The size of the driveway shall be 12' wide by 25' long. Install 4" of crush & run base gravel with 4" of 3000 psi concrete. Work includes excavating the existing area to structural fill and having a steady grade to the street. Also include a new driveway apron. Driveway must have a smooth transition. Also, include obtaining a driveway permit and apron as required.

200. FOUNDATION AND SUPPORT

201. Install additional foundation support as follows. Work shall include but not limited to the following:

1. All piers that are supported directly on the ground, or a thin bed of mortar, bricks shall be removed and a new pier per current codes shall be installed. Include building new concrete footings per current code. Where existing piers are over space include building new piers per current codes spacing.
2. Remove all existing exterior window and door headers and replace with new headers. New headers shall be per current code.
3. Install a new 3/4" underlayment for the entire floor area.
4. Repoint all the existing masonry mortar joints that are cracked, crumbling or missing. Before repointing, carefully remove deteriorated mortar using hand tools. Replace the mortar with new mortar that duplicates the original in strength, color, texture and composition. Match the original mortar joints in width and profile.

202. Install a 6-mil vapor barrier covering the entire dirt surface (except 6 inches from foundation walls) in the crawl space areas.

205. Stucco foundation walls completely with approved masonry cement in three coats (scratch coat, brown coat, and finish coat). Masonry units shall not show through stucco. Apply according to all applicable Local and State Codes. Point up foundation as necessary prior to applying stucco.

206. Replace existing and/or prepare additional openings in foundation wall and install approved 8" x 16" aluminum automatic foundation vents with screens and all necessary hardware to open and close. The number of new vents shall be as required by current codes. The vents may be subject to approval by the Project Supervisor.

207. Repair the existing rear deck, steps and rails by replacing all deteriorated wood with new matching wood. Power wash the entire deck, steps and rails. Stain and seal the entire deck, steps and rails.

209. Install new front porch footings, brick steps, brick foundation walls, decks, **bead-board** ceilings, ridge vents, wood columns (new columns must be the same style as existing), railings and posts for the front entrance. Decking material shall be 5/4" tongue-and-groove yellow pine (No. 1) material. The flooring shall be nosed (rounded)

on all exposed ends and overhang approximately 1" on all sides. Flooring shall be slope 1" for every 4 feet. Hot dipped galvanized "L" headed flooring nails shall be used for the flooring. Using the longest length possible, install 1"x10" skirt board trim around the perimeter of porch. Install new hand railing around the front porch. Use a 2" x 4" (rounded or cut) cap with a 1"x3" casing mold on both sides. Set a 2" x 4" bottom rail 2" above the floor. Install 2" x 2" wood pickets, set 5" on center, vertically between the top and bottom caps.

300. EXTERIOR ENVELOPE

_____ 302. Supply and install 3" black metal reflective house numbers on a new mailbox near the front entry door.

_____ 303. Install new 5" seamless pre-finished aluminum gutters and standard down-spouts, with concrete splash-blocks. Gutters to drain away from the foundation of the house. Regrade to ensure proper drainage.

_____ 304. Install a new shingled roof over the complete house. Remove all the old shingles down to the sheathing. The contractor shall have an allowance of 160 SF on new 'A" roof sheathing. **Include replacing all rotten fascias and boxing.** Install new #15 felt paper, new 215#, Class A, 3-tab square fiberglass shingles with twenty-five year manufacturer's guarantee, flashing, drip edge, shingle-over type ridge vent (along the entire length of all ridges), and vent boots complete. Color choice of shingles by Owner.

_____ 307. Treat interior and exterior for termite infestation, and for powder post beetles control. Submit certificate of warranty for 12 months for termite treatment.

_____ 308. Prepare and insulate the following areas:

Ceilings - R-30

Floors - R-19

Walls - R-15 (must be paper faced - plastic vapor barrier is not allowed).

All insulation material to be in compliance with all applicable Local and State Codes.

_____ 317. Install approved HARDIPLANK siding. Siding shall have 6" lap. Includes all items where applicable, such as corner boards, window/door casings, eaves, gutter boards, gable trims, window sills, boxing, louver trim, and all new exterior perforated soffits. Also, install perforated soffits and new fascia boards. Also, include in your bid the following:

1. Remove the existing siding and sheathing and replace with new sheathing.

400. DOORS

_____ 401. Install a total of two (2) new storm doors. The front and side storm doors must be "full view" with baked-on enamel finish. Color will be dark brown. The rear storm door shall be a 9-lite (half-glass) door. Frame/trim must be simple and unobtrusive. Door must meet approval of Rehab Inspector. Repair all areas disturbed by this operation.

_____ 403. For the front door prepare opening and install a new exterior wood door. Style of the door shall be half-glass with two vertical panels below. Include all new hardware, casing and jambs. Include installing approved weatherstripping and oak thresholds. New entry door threshold shall be wood, not metal. Install a new dead bolt and entry locks. Locks shall be Schlage Saturn AL series (brass finish #605) - keyed alike.

_____ 404. For the rear entry door prepare the opening and install a new exterior wood door. The new door shall be a solid core four panel wood door. Include all new hardware and a peephole. Install a new dead bolt and entry locks. Locks shall be Schlage Saturn AL series (brass finish #605) - keyed alike to the front door.

_____ 407. For all interior doors install new Schlage Plymouth #605 series locks at all locations, including new strikes. Include installing privacy locksets for each bathroom and bedroom. Owner must approve of type of lock before installation. Make all necessary adjustments to the lock bores and mortises for proper operation.

_____ 409. Prepare all interior door openings and install pre-hung 6-panel masonite door units with split jambs, pre-bored, and cased both sides. Swing door sizes shall be per the attached drawings. Include all adjustments necessary to framing or flooring for proper fit of stock sizes.

_____ 410. Install wall mounted door bumpers as required for each door.

_____ 413. Construct an attic opening in the hallway and install a 24"x30" attic access opening with a finished plywood cover and matching picture frame casing. Paint all with two coats of high quality semi-gloss latex trim paint.

_____ 414. Prepare opening and install a new **PRE-FAB. PLASTIC** foundation access door with T-hinges and swivel hasp. Design approval by the Housing Specialist.

500. WINDOWS

_____ 504. Install new windows for the entire structure. Provide and install new approved WOOD windows. Windows are to be MW Jefferson, a true divided light tilt sash. Include security sash locks. New windows to be four over four with sashes and muntin bars to be stained to match existing with final coat of polyurethane varnish. Include installing new interior and exterior window trim as described below. **Also include additional framing to raise the bottom elevation of the window so it fits above the kitchen and laundry room sinks.**

All window heights must line-up and be the same elevation.

Window cases: jambs - 5/4 x 4, heads-5/4 x 5 w/wood drip cap matching cap. Exterior trim to be flat 5/4 x 4 casing. Interior trim to be flat 5/4 x 4 casing. Interior trim to be capped with 1 1/16 x 2 3/4 casing.

600. INTERIOR FINISHES

_____ 601. Rebuild the interior partition wall framing as required to obtain proposed floor plan. Install new interior stud walls 16" O.C. Install new ½" gypsum board on all walls and ceilings with a slick finish with no visible seams or screw holes. Use moisture resistant board on all walls and ceilings in the bathrooms, laundry room and around the kitchen cabinets. Note: Nails to be used only for hanging purposes; all sheetrock must be screwed into the walls. Finish work to be approved by rehab coordinator or owner before painting.

NOTE: ON THE WALLS AROUND THE TUB/SHOWER ENCLOSURES INSTALL ½" PLYWOOD BACKING SO HANDICAP GRAB BARS CAN BE INSTALLED.

_____ 607. Prepare the kitchen, laundry room closet and the bathroom and install new Armstrong Stratamax or approved equal sheet vinyl flooring by manufacturer's recommendation. All rooms under 12'0 square shall have no seams. Install new pine shoe molding around total perimeter painted two coats latex semi-gloss or stain to match with varnish. Color and style choice by Owner from Contractor's selection samples.

_____ 608. Prepare the total interior (unless otherwise noted) and install new approved wall-to-wall 30 oz. carpet and 6 lb. foam pad. Color and style choice by Owner, and installation approval by Housing Specialist. Install metal reducer strips where necessary as determined by the layout. For bidding purposes the contractor shall have an allowance of \$20.00/sy for material cost of carpet and pad

_____ 609. Prepare the living room and install laminate wood flooring. Contractor shall have a material allowance of \$2.50/sf for flooring. Install matching shoe molding around total perimeter painted two coats latex semi-gloss or stain to match with varnish.

_____ 618. Install new kitchen base and wall cabinets/bath vanity with **GRANITE** countertops (w/splashguards) per attached drawing. Cabinets/vanity shall be "all wood". Hinges shall be of the self-closing variety and doors with pulls, finger pulls, or knobs. Vanities shall have matching end splash guards where applicable. Provide one stack of drawers with at least one deep drawer for pots/pans, and at least one shallow drawer for silverware. Cabinets shall be pre-approved by the Housing Specialist. **Note: Owner reserves the right to choose a different cabinet style. For bidding purposes, the contractor shall have a material allowance of \$4,500 for cabinets (not including countertops). All wall cabinets must be attached to the blocking.**

_____ 620. For the kitchen install a full **CERAMIC** backsplash extending from the base cabinets to the wall cabinets Ceramic tile color selection to be made by the Owner.

_____ 621. For the bathroom, install new accessories including a 24" towel bar, a shower rod, paper holder and a vanity mirror (mirror shall be the same width as the vanity/sink).

_____ 655. Install new 4.25" MF pine baseboards for the entire unit.

_____ 657. Install a full length wooden closet shelf and a full length rod in all the bedroom

closets. Install five shelves in each linen closet (next to the bathroom).

_____ 658. For each window install new white aluminum mini-blinds.

_____ 670. Furnish and install new appliances. Appliances shall include a new refrigerator, range and dishwasher. Owner shall choose the appliances but for bidding purposes contractor shall have a material allowance of \$2,000.00.

700. Painting (Interior and Exterior)

_____ 701. For all exterior areas except the rear wood railing and deck, paint with approved paint as described in the beginning of this write-up. Paint shall cover completely. Prime new materials first. Caulk all cracks and joints completely. Wash all window and door glass (interior and exterior and including all storm panels).

Note#1: Include painting the foundation but do not paint new brick areas.

Note#2: Contractor shall include in the bid the allowance of at least four coats of paint (two coats of primer and two coats of topcoat).

Note#3: All exterior paint must be applied by either brushed or rolled applications. Spray painting is not allowed.

_____ 703. Clean and prepare the total interior and paint with approved interior latex paint (all rooms and closets, etc.) Color choice by Owner. Include all doors, windows, jambs, moldings, walls, and ceilings. Paint shall cover completely and be of the highest quality. Paint the interior with approved paint as described in the beginning of this write-up. Protect all areas during painting operation. USE OF PAINT CONTAINING LEAD IS PROHIBITED.

Note #1: Do not install new textured (popcorn) paint.

NOTE#2: Contractor shall include in the bid the allowance of at least three different interior colors.

800. PLUMBING

_____ 801. Install a new sewer line from the building to the street including all permits, fees and taping fee. Install all new drain, waste and vent lines to meet current building codes.

_____ 802. Install new supply water piping with copper or approved equal. Include all piping from the meter to the building and all supply lines in & under the house. Include all valves (gate, pressure reducing valve, check valve etc.). Work includes seeding and strawing affected areas.

_____ 803. Prepare the bathroom, laundry closet and the kitchen and install the following. Include all related piping. Provide approved plumbing access doors.

1. For the kitchen, a new 8" deep double bowl stainless steel sink with a Delta 420 single lever faucet or equivalent. Include a new sprayer and strainers.
2. A new Delta 520 MRU single level faucet in the bathroom installed in a vanity.
3. A new American Standard H.C. or approved equivalent 1.6 gallon per flush commode. Include new toilet seat, wax seal and drain flanges. Color to be white.
4. For the bathroom, new 5-foot four-piece fiberglass tub with tub faucet. Faucet shall be a new three-hole Delta tub/shower faucet #2683C or approved equivalent. Installation includes all new drains, overflow, diverter, shower head, spout, curtain rod and all connections to ensure proper function. Do not install a spring-loaded type of stopper.

_____ 808. Remove the existing HWH and install a new tankless gas water heater. Include all wiring, connections, piping, gas lines, venting and controls as required for a complete job. Install per all applicable Local and State Plumbing/Building Codes. Location of the new HWH shall on the exterior rear wall.

_____ 809. Add a total of 2 hose bibs to the building. There shall be two hose bibs for each apartment (one in the front and one in the rear).

_____ 811. Install a new washer connection drain box recessed into the wall.

900. HEATING, VENTILATION AND AIR CONDITIONING

_____ 902. Prepare and install an electrical range vent hood over range vented to the outside. The hood shall be a Broan, G.E., Whirlpool or pre-approved equal by the Housing Specialist. The color shall be white or almond, Owner's selected.

_____ 903. Install a new GAS heating/ electric cooling system. **The system shall be at least 14 S.E.E.R and an AFUE of 85% or better.** Install an interior thermostat. Design distribution for optimum efficiency utilizing oversized duct and 6x12 supply openings where required on longer runs. The return air location shall be approved by the Project Consultant. Use a low return 14" round to 20x20 or 20x25 depending on mechanical contractor's design. Ductwork shall be vinyl insulated R-8 (**silver faced**), properly sealed, with straight-run installation (no kinks or loops). Equipment shall be Trane, Carrier, Rheem, York, (Goodman is not allowed) or pre-approved other. Finish all areas to match that are disturbed by this operation.

Note: Ducted central heating equipment must have an AFUE rating of 85% or more.

DUCT WORK: Install R-8.0 (silver faced) flex duct, without rips in the inner or

outer lining. Include installing a metal saddle under all hangers to keep the ducts from having restrictive air flow. All joints, connections, seams and holes in the duct system, air handler and the main supply and return connections should be sealed with duct mastic caulking and fiberglass mesh tape where applicable. INCLUDE REPLACING ALL RETURN AND SUPPLY GRILLS.

_____ 904. Prepare and install a ceiling exhaust fan/light combination unit for the bathroom. Unit is to be vented to the outside and connected to a separate wall switch. The fan must move a minimum of 75 CFM of air volume.

_____ 918. Prepare and install an approved external vent and 220 volt electrical outlet for the clothes dryer.

1000. ELECTRICAL

_____ 1003. Update the existing electrical system by doing the following. All work shall be complete and inspected for compliance with Local and State Building Codes.

1. Remove the existing panel box and install a new 200-amp service (min. 32 space) panel. Location of the new panel box shall be on the exterior. (DO NOT leave the existing panel or new subpanel in the W/D area).
2. Remove all the existing wiring and install all new wiring.
3. Remove all outlets, switches and plates and install new. Add additional outlets and switches as may be required by current codes.
4. Install new ground fault outlets in the kitchens and bathrooms. The number of the new ground fault outlets shall be per current codes.
5. Install new direct wired (with a battery backup) smoke/Carbon monoxide detectors per current codes. NOTE: ALL DETECTORS SHALL BE COTYPE (NOT JUST ONE AS PER CODE).
6. Note: Bathroom exhaust fan must be installed on a separate switch.
7. Install electrical for the washer and dryer location.
8. Install a new front and rear doorbell system.

_____ 1006. Install new light fixtures for each room. Include installing a new ceiling fan with light kit in each living room on a separate wall switch. Unless noted otherwise, all other lights shall be a new 2-bulb flush mount ceiling light fixture (\$25.00 each material allowance) with a wall switch. The main kitchen light fixture shall be selected by the owner with a material allowance of \$100.00. All non-fluorescent ceiling light fixtures must have sealed globes.

_____ 1007. Install a new wall mounted light fixture with a separate wall switch in the bathroom. The location shall be above the vanity mirror.

_____ 1008. Install a new exterior light fixture at each exterior door. Include a separate wall switch and new wiring.

_____ 1009. Install wall mounted telephone jacks and TV jacks in the all the rooms except the laundry room, closets and bathroom.

Below is for the bidders' information only. Bidders should assume the following submittals will be required and where specified the following materials will be installed.

1. Want all submittals as soon as possible. All submittals must be checked by the contractor, stamped and signed. If substitute product is submitted it needs to so state and point out deviations. Submittals should be furnished in sufficient quantity to allow (2) for Owner and adequate number for contractor and subcontractor=s use. A set of contract documents and approved submittals need to be on the job site.
2. Shingle roofing - 25 yr. Certaineed Shingles – color is Weathered Wood.
3. House numbers - 3” black numbers.
4. Storm doors – Dark Brown, full-view by Larson or similar in front, 9-lite in rear. Need a Catalog cut.
5. Front Exterior entry door. – Need a catalog cut. See 401 New Bern for example.
6. Rear Exterior door – Need a catalog cut. See 401 New Bern for example.
7. Door locks and hardware – Use what is specified in the specifications.
8. Windows - Catalog cut. *New windows to be MW Jefferson, a true divided light tilt sash. Include security sash locks. Sashes and muntin bars to be stained to match existing with final coat of polyurethane varnish. Exercise caution to prevent damage to any interior or exterior trim. Exterior elements removed during installation are to be reinstalled.*
9. Mini blinds – Aluminum
10. Carpet - Horizon by Mohawk: #518 Wet Sand
Style: 9638 Heavenly Texture
Fiber Type: Cut Pile
Fiber Treatment: DuPont Stainmaster XTRALIFE
Pile Weight: 32.00
Density: 1943
11. Carpet Pad – 6 lb. (rebond, ½”)
12. Floor vinyl - Armstrong Stratamax #X3575 – Sablino Daybreak
13. Bathroom accessories - catalog cuts.
14. Cabinets - catalog cut (may need a sample if catalog is not clear). See me about custom cabinets.
15. Cabinet hardware - catalog cut
16. Counter top finish and back splash - Nevamar – Armored Protection Shale Green
Matrix Textured MR5004T
17. Paint - Sample area for approval
18. Paint - color clips, type and brand of paint (need to use the type specified - no other substitutes will be accepted). Interior wall color must match Sherwin Williams #7008. Doors and trim shall match Sherwin Williams #7013. Exterior colors will be determined later.
19. Plumbing fixtures – Used what is specified
20. HVAC equipment - data sheets and use a brand that is specified.
21. Bath and Kitchen exhaust fans - data sheets
22. Light Fixture schedule – TBD

Schedule of Values for 712 South Bloodworth Street, Raleigh, NC 27601

Item Number	Description	Schedule of Values
104	Demolition	
105	Landscaping	
110	Walkway	
130	Concrete driveway	
201	Foundation support	
202	Vapor Barrier	
205	Stucco	
206	Foundation vents	
207	Rear Deck	
209	New front porch	
302	House numbers	
303	Gutters	
304	Shingles	
307	Termite treatment	
308	Insulation	
317	Hardiplank siding	
401	Storm doors	
403	Exterior door (Front)	
404	Exterior door (Rear)	
407	Interior locks	
409	Interior doors	
410	Door bumps	
413	Attic opening	
414	Foundation door	
504	New Windows	
601	New floor plan	

607	Vinyl flooring	
608	Carpet	
609	Lamanite	
619	Cabinets	
620	Ceramic backsplash	
621	Bathroom accessories	
655	Baseboard	
657	Closet shelves and rods	
658	Blinds	
670	Appliances	
701	Exterior painting	
703	Interior Painting	
801	Sewer line	
802	Water supply line	
803	Plumbing fixtures	
808	HWH	
809	Hose bibbs	
811	Washer box	
902	Range exhaust fan	
903	HVAC system	
904	Bath exhaust fan	
918	Dryer vent	
1003	Electrical updates	
1006	Light fixtures	
1007	Bathroom fixtures	
1008	Exterior light fixtures	
1009	Cable/telephone jacks	
Total	Rehab section	



